

# BANK KERJASAMA RAKYAT MALAYSIA BERHAD

 [www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)

 Ehsan Auctioneers Sdn Bhd

03-2161 6649

010-2161 147



## EHSAN *Dual-Bid* AUCTION

WILL SELL BY PUBLIC AUCTION  
ON THURSDAY, THE 26TH JUNE, 2025  
AT 11.30 A.M. IN THE MORNING AT THE "EHSAN AUCTION HALL"  
SUITE C-0-3A, LEVEL UG, BLOCK C, MEGAN AVENUE II, NO. 12,  
JALAN YAP KWAN SENG, 50450 KUALA LUMPUR

Alternatively, prospective bidders may submit bids for the property online via [www.ehsanauctioneers.com](http://www.ehsanauctioneers.com) (For online bidding, please register at least one (1) working day before the auction day for registration & verification purposes) ONLINE BIDDERS ARE FURTHER SUBJECT TO THE TERMS AND CONDITIONS ON [www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)

**LOT 1**  
APARTMENT  
AMPANG

Type : **AN APARTMENT UNIT**  
Area : 940 sq. ft.  
Assignor(s) : Othman Bin A Shukor & Saripah  
Fatimah Bte Sd. Zin  
Solicitor : Zulpadli & Edham  
Bank Ref : 620070024230/7000032476(14)  
Our Ref : LIYANA/BKRM0930

Unit No. 36, Block C (Chryssa), Jalan Kosas  
Utama, Taman Kosas, 68000 Ampang,  
Selangor

**RESERVE PRICE :  
RM 243,000.00**

**LOT 2**  
APARTMENT  
BUKIT JALIL

Type : **A LOW-COST APARTMENT UNIT**  
Area : 650 sq. ft.  
Assignor(s) : Yusdi Bin Ismail  
Solicitor : Yusfarizal, Aziz & Zaid  
Bank Ref : 621040300767/7000482195(5)  
Our Ref : LIYANA/BKRM2071

Unit No. G-06-12, Apartment Seri Ceria 1, Jalan  
Bukit Jalil Indah, Bukit Jalil Indah, Taman LTAT,  
57000 Kuala Lumpur, Wilayah Persekutuan  
Kuala Lumpur

**RESERVE PRICE :  
RM 170,100.00**

**LOT 3**  
APARTMENT  
KUALA LUMPUR

Type : **A SERVICE APARTMENT UNIT**  
Area : 1,556 sq. ft.  
Assignor(s) : Nik Ahmad Huznee Bin Nik Hussain  
Solicitor : Yusfarizal, Aziz & Zaid  
Bank Ref : 620190799201/7000118054(7)  
Our Ref : LIYANA/BKRM2034

Unit No. B-32-3A, Block B, Apartment Servis J.  
Dupion, No. 1, Jalan Sembilang, 56000 Kuala  
Lumpur

**RESERVE PRICE :  
RM 580,500.00**

**LOT 4**  
APARTMENT  
KUALA LUMPUR

Type : **A SERVICE APARTMENT UNIT**  
Area : 1,556 sq. ft.  
Assignor(s) : Nik Ahmad Huznee Bin Nik Hussain  
Solicitor : Zulpadli & Edham  
Bank Ref : 620190801501/7000118119(6)  
Our Ref : LIYANA/BKRM2050

Unit No. B-30-3A, Block B, Apartment Servis J.  
Dupion, No. 1, Jalan Sembilang, 56000 Kuala  
Lumpur

**RESERVE PRICE :  
RM 715,500.00**

**LOT 5**  
APARTMENT  
PUNCAK ALAM

Type : **AN APARTMENT UNIT**  
Area : 760 sq. ft.  
Assignor(s) : Mohamad Bin Hashim  
Solicitor : Zulpadli & Edham  
Bank Ref : 7000608148(6)  
Our Ref : LIYANA/BKRM2094

Unit No. Intan 03-08, Jalan Astana 13/2, Astana  
Alam 3, Seksyen 13, 42300 Bandar Puncak  
Alam, Selangor

**RESERVE PRICE :  
RM 101,300.00**

**LOT 6**  
CONDOMINIUM  
PUTRAJAYA

Type : **A CONDOMINIUM UNIT**  
Area : 1,237.85 sq. ft.  
Assignor(s) : Yacob Bin Abdul Ghani  
Solicitor : Zulpadli & Edham  
Bank Ref : 621150189809/7000501181(5)  
Our Ref : LIYANA/BKRM2041

Unit No. B2-15-06, Pangsapuri Dwiputra, No. 1,  
Jalan P15H, Presint 15, 62050 Wilayah  
Persekutuan Putrajaya.

**BUMIPUTERA LOT**

**RESERVE PRICE :  
RM 345,100.00**



**LOT 7**  
**VILLA**

**SEMANGGOL**

Type : **A VILLA UNIT**  
 Area : 767.00 sq. ft.  
 Assignor(s) : Jayabal A/L Ramasamy  
 Solicitor : Zulpadli & Edham  
 Bank Ref : 7000193233/620340086251 (22)  
 Our Ref : LIYANA/BKRM1445

**Mak Long Resort Village (Unit No. 804 (1-1)),  
 Bukit Merah Laketown, 34400 Simpang Ampat  
 Semanggol, Perak Darul Ridzuan**

**RESERVE PRICE :  
 RM 183,900.00**



**LOT 8**  
**APARTMENT**

**SEMANGGOL**

Type : **A Serviced Apartment Unit**  
 Area : 310.00 sq. ft.  
 Assignor(s) : Noor Hazli Bin Mohamad  
 Solicitor : Zulpadli & Edham  
 Bank Ref : 7000121776 (8)  
 Our Ref : LIYANA/BKRM2095

**Unit No. H-1-140, LS Blok H, Bukit Merah  
 Laketown, 34400 Simpang Ampat, Semanggol,  
 Perak Darul Ridzuan**

**RESERVE PRICE :  
 RM 16,800.00**

#### RESERVE PRICE :

The subject property will be sold on an 'as is where is' basis, separately, to the respective reserve price, Conditions of Sale and subject to consent being obtained by the Purchaser from the Developers and other relevant authorities, if any.

#### DEPOSIT :

All intending bidders are required to deposit 10% of the fixed reserve price by bank draft in favour of **BANK KERJASAMA RAKYAT MALAYSIA BERHAD** or remit the same through online banking transfer, one (1) working day before auction date. For online bidders please refer to the Terms & Conditions on [www.ehsanauctioneers.com](http://www.ehsanauctioneers.com) on the manner of payment of the deposit and the balance of the purchase money to be settled within ninety (90) days.

#### NOTE :

As at auction date, a confirmation letter (if applicable) from the Developer/Proprietor on the details of the Property is yet to be obtained despite request have been made. However, PRIOR to this auction, it is the responsibility and liability of intended bidder to obtain such confirmations from Developer/Proprietor and /or the relevant authorities (whether or not the Property is reserved for Bumiputera or Malay only and the Purchaser's eligibility and qualification to purchase the Property) . The Assignee/Bank, the Assignee/Bank's solicitors and the Auctioneer and their respective agents or servants do not in any way make any representation or warranty in respect of any of the aforesaid and shall not in any way be responsible or liable to the Purchaser in respect of any of the aforesaid.

**ON THE DAY OF AUCTION SALE,  
ALL INTENDING BIDDERS ARE ADVISED TO:**

- Purchase a Bank Draft only in favour of **BANK KERJASAMA RAKYAT MALAYSIA BERHAD** or remit the same through online banking transfer, one (1) working day before auction date.
- Requirements:
  - Individual Purchaser:
    - Identification card (NRIC) together with a photocopy of the NRIC card (both sides) for identification and registration purposes.
    - Correspondence address.
    - Telephone No.
  - Corporate Company / Firm Purchaser:
    - A certified true copy of the company's Memorandum and Articles of Association (M&A).
    - Form 44, 24 and 49.
    - Board of Director's Resolution.
  - Agent / Representative of the Purchaser:
    - Letter of Authority from the Intending Purchaser.
    - A photocopy of the Intending Purchaser's NRIC card (both side).
- Additional funds to pay the difference between the deposit paid upon registration and the 10% of the successful purchase price.
- A person who has not reached the age of 18 (Minor) or a Bankrupt shall not be permitted to participate in the auction proceedings.

**PRIOR TO THE AUCTION SALE,  
ALL INTENDING BIDDERS ARE ADVISED TO:**

- Inspect the subject property as the photographs shown herein are solely herein are solely for general identification. The Assignee/Lender makes no representative or warranty as to their accuracy or the actual conditions of the Property(ies) nor to the particular or details therein including but not limited to the postal address, description of the property reserve price, etc.
- Check on the issuance of separate individual Titles/Strata Titles.
- Conduct the official search on the title at the relevant Land Office and/or other relevant authorities on the terms on consent.
- Obtain a copy of the Proclamation of Sale and Conditions of Sale herein prior to the auction sale.
- Seek legal advice on the Proclamation of Sale and the Conditions of Sale herein prior to the auction sale.
- Make necessary enquiries with the developers as to whether the sale is open to all races or to Malaysian Citizens who are bumiputera only.
- Note that the subject properties will be sold on an "as is where is" basis, with the respective reserve price and subject to the Conditions of Sale and by way of assignments from the above lender subject to consent being obtained by the purchasers from the developers and other relevant authorities, if any.
- Note that any properties listed as available for the auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason(s) whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.

### HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?

1. Register / Login as member at [www.ehsanauctioneers.com](http://www.ehsanauctioneers.com)
2. Search property you wish to bid.
3. Click "View Details"
4. Click "Registration For Online Bidders" and fill in buyer's details & deposit details.
5. Click "Confirm & Submit" and you are done!

You will be notified once your registration has been approved.



### "REMINDER'S TO ALL ONLINE BIDDERS"

1. Please refresh the bidding screen 5 minute before auction start.
2. Not to press back button on your device when bidding started.
3. For unsuccessful online bidder, payment will be refunded within 3 working days.
4. For successful online bidder, top-up & stamping fees have to be paid.

**EHSAN AUCTIONEERS SDN. BHD. [200301014889 (617309-U)]**

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DATO' HAJI ABDUL HAMID BIN P.V. ABDU (D.I.M.P.) / ABDUL RAHIM BIN HUSSIN  
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